

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS**

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**November 12, 2004**

**INFORMATION BULLETIN 2004-04 (MP, SOP)**

**TO:            Mobilehome and Special Occupancy Parks Operators  
              Mobilehome Park Local Enforcement Agencies  
              Mobilehome Park Interested Parties  
              Manufactured Home Manufacturers and Dealers  
              Standard Plan Approval (SPA) Manufacturers  
              City and County Building Officials  
              Division Staff**

**SUBJECT:    LEGISLATIVE CHANGES RELATING TO SNOW ROOF LOAD  
              MAINTENANCE PROGRAMS IN MOBILEHOME PARKS**

This Information Bulletin announces a legislative change to the Mobilehome Parks Act, (California Health and Safety Code (HSC), Division 13, Part 2.1, commencing with section 18200) specifically relating to HSC section 18552 affecting the installation of manufactured homes and cabanas in parks with elevations above 5,000 feet.

Recently enacted legislation (**Chapter 622, Statutes of 2004 (Senate Bill 1176, Dunn)**), amended section 18552 of the Mobilehome Parks Act, to allow from January 1, 2005, until January 1, 2007, the installation of manufactured homes and cabanas in mobilehome parks located above 5,000 feet in elevation, notwithstanding the provisions of Title 25, California Code of Regulations (25 CCR), Sections 1338 and 1433. This new law permits the installation of manufactured homes and cabanas that do not have the capacity to resist the minimum snow loads established for conventional residential buildings by local ordinance, in these parks, provided the mobilehome park owner has a snow roof load maintenance program approved by the enforcement agency.

**Background**

Prior to July 7, 2004, mobilehome parks located in areas having snow loads were permitted to apply to the enforcement agency for a snow roof load maintenance program to allow the installation of manufactured homes and accessory buildings or structures not meeting the roof live load capacity for the area. This process required that the park operator specify how the park's program would control the accumulation of snow on a mobilehome's roof and assure that necessary personnel and equipment were available to implement those

procedures. The park's permit to operate issued by the Department of Housing and Community Development (HCD), or the local enforcement agency-as appropriate, indicates within its conditions the approval of a snow roof load maintenance program.

After approval of the snow roof load maintenance program, a manufactured home of any roof live load capacity may be installed in a park regardless of the snow roof loads for the area and accessory buildings or structures meeting certain design criteria also may be installed.

HCD recently adopted regulations in 25 CCR, Chapter 2, commencing with section 1000, which became effective July 7, 2004. Among the amendments to these regulations, in Sections 1338 and 1433, HCD repealed authority permitting snow roof load maintenance programs for newly installed manufactured homes and the new construction/installation of accessory buildings and structures. These regulations now require that all newly-installed manufactured homes and all construction of accessory buildings or structures in mobilehome parks meet the roof live load capacity for the area they are installed.

#### **Present Requirements until January 1, 2005**

Parks above 5,000 feet: The July 7, 2004, regulations pertaining to disallowing snow roof load maintenance programs will remain in effect, and the new statute's two-year moratorium for parks over 5,000 feet does not begin until January 1, 2005. However, in view of the pending changes allowing certain snow load maintenance programs for mobilehome parks located above 5,000 feet in elevation, HCD is advising interested parks that it may consider the installation of a manufactured home or cabana not meeting the roof live load criteria on a case-by-case basis. This option is available in accordance with an alternate approval process authorized by the California Health and Safety Code and implemented through 25 CCR, Section 1016. (NOTE: Only HCD may approve an alternate approval, even if there is a local enforcement agency), HCD may require that the park demonstrate that the snow load maintenance program is being implemented in a manner consistent with the regulations.

Parks at or below 5,000 feet: Manufactured homes or accessory buildings or structures will not be permitted to be installed or constructed in any mobilehome park located at or below 5,000 foot elevation unless the manufactured home or accessory building or structure meets the current regulatory requirements for roof live load capacity specified for that mobilehome park elevation. Mobilehome parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, must continue the program for manufactured homes and accessory buildings and structures previously installed subject to the approved maintenance program. Park owners and operators shall continue to be responsible for the continued management and implementation of an existing snow roof load maintenance program approved for the mobilehome park. No new snow roof load maintenance programs will be permitted in any park at or below 5,000 feet.

#### **Requirements Effective January 1, 2005 until January 1, 2007**

In parks above 5,000 feet in elevation only: HCD and local enforcement agencies enforcing the Mobilehome Parks Act will permit the installation and construction of manufactured homes and cabanas that are not designed and constructed to meet the required roof live

load capacity for the area. These installations and construction will be acceptable provided the park has an approved snow roof load maintenance program being implemented in a manner consistent with the requirements of the regulations and all other requirements for construction and installation are fulfilled. The new law's moratorium allowing these installations will be repealed automatically on January 1, 2007, unless extended or amended by later legislation before that date.

Manufactured homes or accessory buildings or structures will not be permitted to be installed or constructed in any mobilehome park located at or below 5,000 foot elevations unless the manufactured home or accessory building or structure meets the current regulatory requirements for roof live load capacity specified for the mobilehome park elevation. The new regulations remain in effect for those parks.

Park owners and operators whose mobilehome parks are located above 5,000 feet in elevation are encouraged to contact HCD's Area Office, or the local enforcement agency as appropriate, which issued the permit to operate in order to discuss their snow roof load maintenance program approvals and procedures. This contact should occur before a manufactured home or cabana is approved by the park owner or operator for installation or construction in the park.

### **Requirements In Special Occupancy Parks**

The same rules that apply to the installation and construction of manufactured homes in mobilehome parks apply to installation and construction manufactured homes and cabanas in special occupancy parks. The installation of a manufactured home and the construction of a cabana for a manufactured home in a special occupancy park must be in accordance with the lot occupancy requirements defined in 25 CCR, Chapter 2.2, Section 2118.

Questions regarding the approval of a snow roof load maintenance program and its procedures should be directed to HCD's Area Office that issued the permit to operate. HCD's Northern Area Office can be contacted at (916) 255-2501; and HCD's Southern Area can be contacted at (909) 782-4420. For mobilehome and special occupancy parks with a permit to operate issued by a local enforcement agency, please contact that agency for assistance or contact our Mobilehome Parks Program at (916) 445-9471.

If you have questions regarding this Information Bulletin, the alternate approval process, or other mobilehome or special occupancy parks requirements, please contact Brad Harward, Mobilehome and Special Occupancy Parks Program Manager at (916) 445-9471 or by e-mail at [bharward@hcd.ca.gov](mailto:bharward@hcd.ca.gov).



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